

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

Date: 8/12/03

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer with request for final DRC authorization (sign off). Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from City right of way found to be inadequate in terms of improved right-of-way definition in Section 47-20.5.B.2, Section 47-35 (Definitions), and Section 47-25.2 (Adequacy). Specifically the City shall require the addition of drainage facilities in the right-of-way to adequately drain the right of way frontage and support any discharges from site in excess of water quality volumes.
3. The engineer shall evaluate available space in the public right-of-way for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate space is not available a drainage easement of ten (10) to fifteen (15) feet width shall be provided on site to install the system. This system shall be designed for connection and adequacy to convey or receive storm water to or from other existing drainage in the vicinity of the project by separate bonded engineering permit.

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4. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
5. The engineer has designed a six (6) inch exfiltration trench drainage system for relieving individual driveways proposed along the public alley south of the project. Please expand the design of this drainage system to retain the water quality based volume for half of the alley for entire frontage of this site on the alley. A minimum of twelve (12) to fifteen (15) inch diameter perforated drainage piping in exfiltration trench is recommended.
6. Please continue the public sidewalk running along S.E. 4 Avenue to the alley edge of pavement on sheet 1 of 3 (engineering plans) as is shown on sheet 2 of 3.
7. The engineer has designed for six (6) double 1-inch water services to be tapped to City's existing 2-inch water mains on S.E. 4 Avenue and S.E. 11 Street. These mains are inadequate for service to this site and are programmed for replacement by the City's Waterworks 2011 Program. The applicant shall coordinate a meeting with Tim Ashmore (Engineering Design Mgr./Waterworks 2011 Program @ 522-2604) and Tim Welch to evaluate the extent of water main replacements necessary before this site plan can be approved.
8. Replacement of the existing City water facilities is required to comply with Section 47-25.2.H. The applicant shall confirm the main size with WW2011 Program Management team. All existing services shall be replaced from the new main(s) to the applicable meters. The owner may request reimbursement of all costs for portions of the required system not directly benefiting them. The costs shall be estimated, reviewed, and authorized by the City Commission before execution of any reimbursement to the owner.
9. It appears that two (2) additional 1-inch services are required for this site. The engineer shall evaluate where that tap will be made and add it to sheet 2 of 3.
10. Please consider irrigation services and meter locations for these units as well as domestic services and locate them on the appropriate plan(s).
11. Please verify whether any proposed accesses conflict with existing electric or streetlight poles in the public right-of-way. These conflicts shall be resolved by separate permit via Engineering Department staff, as applicable.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

Date: 8/12/03

Comments:

1. Flow test required.
2. Show hydrant location.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

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Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

Date: 8/12/03

Comments:

1. All Tree Preservation Ordinance requirements apply. All relocations to be guaranteed. The relocation of “speciman” trees requires a surety to be placed with the City.
2. Make sure there is no plant material in the 25’ sight triangle that obstructs visibility between 30” and 8’ ht.
3. Tree installation must conform to the F.P.L. guidelines for planting in the vicinity of powerlines. One of these guidelines is that large shade trees should be 30’ from lines.

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Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

Date: 8/12/03

Site Plan Review/Eight (8) Townhouses/RMM-25
400 S.E. 11 St.

Comments:

1. Provide a point-by-point text narrative indicating how this development meets Sec. 47-18.33, Townhouse Requirements.
2. Provide a point-by-point text narrative indicating how this development meets Sec. 47-25.2, Adequacy requirements.
3. This development is in the South Regional Activity Center. The applicant is demolishing eight (8) existing residential units in order to construct eight (8) new units.
4. Indicate outline of adjacent structures on site plan.
5. A 5-foot easement is required around each townhouse group. AC units are not permitted in this easement. AC units cannot be within 5 feet of each other.
6. Twenty-four (24) feet backout space is required behind garages. Garages on alley have insufficient backout space.
7. Provide a pedestrian path/sidewalk along alley.
8. Provide a detail of trellis and wall.
9. On elevations, indicate where height reaches 22 feet and confirm setback is one foot per foot above 22 feet.
10. Label elevations north, south, east and west instead of front, rear, etc.
11. Discuss providing additional shade trees with Landscape representative.

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12. Additional comments may be forthcoming at DRC meeting.
13. Provide a response to all DRC comments within 90 days or additional DRC review may be required.

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Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875
Fax -954-828-6423

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

Date: 8/12/03

Comments:

1. Recommend exterior lights at each garage door.
2. Recommend panic alarm attached to each garage door remote control.
3. Recommend burglary/fire alarm system for each unit.
4. Glass windows/doors are to adhere to S.F. B. Codes.
5. What is the height of the aluminum fencing enclosing pools?
6. Gate entry/exit at garages should possess locks.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Build-To-Suit Partners, Inc.

Case #: 75-R-03

Date: 8/12/03

Comments:

1. Provide a narrative outlining how the proposed townhouses development complies with section 47-18.33 point by point.
2. Provide calculations and dimensions on the site plan indicating an additional five (5) foot setback for twenty-five (25%) percent of the façade pursuant to section 47-18.33.B.3.
3. Dimension garages on site plan pursuant to the geometric standards of section 47-20.11.
4. Provide a five (5) foot pedestrian/utility easement for each townhouse group between buildings (Two 5' easements). No structures of any kind shall be located in the required easements.
5. Trellis structures shall meet the setback dimensions of the townhouse groups.
6. Aluminum fence with columns shall maintain a three (3) foot setback or with the amended fence ordinance No. C-03.
7. Indicate location of pool equipment pursuant to section 47-19.2.S. A/C units shall maintain a five (5) foot setback from the fee simple lot lines and property lines. A/C units shall not be located in the required front or corner setbacks.
8. Additional comments may be discussed at DRC meeting.